

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
January 5, 2023**

**CALL TO ORDER**

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 7:04 PM followed by the Pledge of Allegiance.

**ROLL CALL**

The following members were in attendance: Chairman Bruce Haeussler, Vice Chairman, Frank Gerrain, William Whitbeck, Joe Garland, Linda Deubert, JoAnne Conway, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Alex Lonstein, Ian Morse and Mike Bujala representing Central Hudson Technologies, and Urszula and Slawek Cerecki.

**MINUTES**

A motion to accept the minutes of the December 1, 2022 meeting was made by Frank Gerrain and seconded by JoAnne Conway. All were in favor.

**BOARD DISCUSSION**

- Chairman Haeussler reminded the Board to do their required 4 hours of training.
- Chairman Haeussler shared with the Board that communications from Delaware Engineering for assigned escrow accounts will go through the Chairman, the Attorney and the Secretary and then be forwarded to the Board.
- Attorney Rappleyea gave an update on the Tire dump on Route 81.
- A motion was made by Linda Deubert and seconded by Bill Whitbeck to send a follow-up letter to the Town Board requesting a response to the letter sent last month regarding putting a communication system in place. The motion passed unanimously.
- A motion was made by Chairman Haeussler and seconded by Bill Whitbeck to again formerly request that the CEO investigate whether Gallivan mining is in compliance with Town Code regarding expansion and operation, and to include in that whether Halsted mining has done the same. The motion passed unanimously.

**OPEN TO PUBLIC**

**EXISTING BUSINESS**

**MIKE BUJALA – CENTRAL HUDSON TECHNOLOGIES – 2 Flint Mine Road – Building 3**

Mr. Mike Bujala and Attorneys Ian Morse and Alex Lonstein were present to get clarification as to what was still required by the Town to move forward with the Site Plan Review/Special Use Permit for Building 3. They were reminded of the email sent to them outlining what is required. This will be re-sent.

Approved February 2, 2023

## **NEW BUSINESS**

### **SLAWEK & URZULA CERECKI – SUBDIVISION -Hamilton Rd. 88.00-1-27**

An application was submitted for a subdivision to divide a 5.1-acre lot on Hamilton Road into two 2.55 acre lots for the purpose of building a residence on each lot. The Cereckis were asked to return with a stamped set of drawings for the Board's review. They will contact Secretary McIntyre when they are complete to be put on the agenda.

### **MIKE BUJALA – CENTRAL HUDSON TECHNOLOGIES – 2 Flint Mine Road – Buildings 1 & 2**

Mr. Bujala would like to begin the process of renovating buildings 1 & 2 on the property for storing vehicles. He was asked to get a determination from CEO Ed Pebler in writing as to whether a Site Plan Review was necessary.

## **CLOSING**

A motion to close the meeting was made at 7:47pm by Bill Whitbeck, seconded by Joe Garland and all were in favor.

Respectfully submitted,

*Patricia McIntyre, Secretary*